

Dane County Rezone Petition

Application Date	Petition Number
07/05/2022	DCPREZ-2022-11874
Public Hearing Date	
09/20/2022	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME HAHN LIVING TR	PHONE (with Area Code)	AGENT NAME PAULSON SURVEYING	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 5758 HAHN RD		ADDRESS (Number & Street) 136 W. HOLUM ST.	
(City, State, Zip) DEFOREST, WI 53532		(City, State, Zip)	
E-MAIL ADDRESS		E-MAIL ADDRESS	

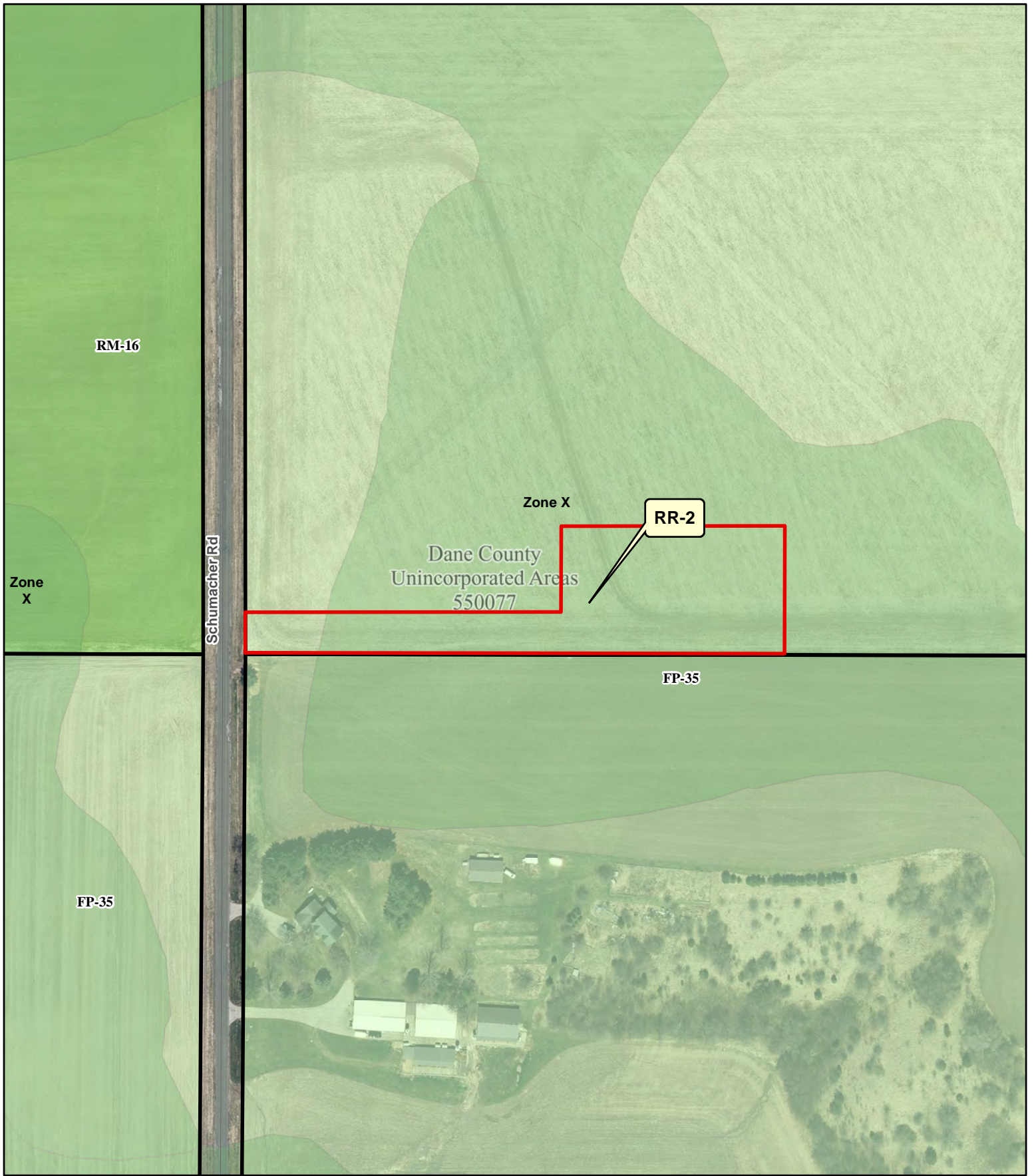
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
North of 6480 Schumacher Rd.					
TOWNSHIP VIENNA	SECTION 28	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0909-282-8000-8					

REASON FOR REZONE



CREATING ONE RESIDENTIAL LOT

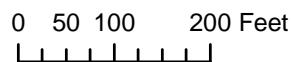
FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RR-2 Rural Residential District	2.43

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	PLAT REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS DJE1	SIGNATURE: (Owner or Agent) PRINT NAME: DATE:
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Legend

- | | | |
|--|------------|---|
|  | Wetland | Significant Soils |
|  | Floodplain |  Class 1 |
| | |  Class 2 |



Petition 11874
HAHN LIVING TR



Dane County
Department of Planning and Development
 Zoning Division
 Room 116, City-County Building
 210 Martin Luther King Jr. Blvd.
 Madison, Wisconsin 53703
 (608) 266-4266

Application Fees	
General:	\$395
Farmland Preservation:	\$495
Commercial:	\$545
<ul style="list-style-type: none"> • PERMIT FEES DOUBLE FOR VIOLATIONS. • ADDITIONAL FEES MAY APPLY. CONTACT DANE COUNTY ZONING AT 608-266-4266 FOR MORE INFORMATION. 	

REZONE APPLICATION

APPLICANT INFORMATION			
Property Owner Name:	Hahn Living Trust c/o Lonny Hahn	Agent Name:	Paulson & Associates, LLC c/o Daniel A.
Address (Number & Street):	5758 Hahn Road	Address (Number & Street):	136 W. Holum Street
Address (City, State, Zip):	DeForest, WI 53532	Address (City, State, Zip):	DeForest, WI 53532
Email Address:	HahnsHogs@GMail.com	Email Address:	Dan@PaulsonLLC.net
Phone#:	(608) 444-7002	Phone#:	(608)846-2523

PROPERTY INFORMATION	
Township: Vienna	Parcel Number(s): 0909-282-8000-8
Section: 28	Property Address or Location: just north of 6840 Schumacher Road

REZONE DESCRIPTION	
<p>Reason for the request. In the space below, please provide a brief but detailed explanation of the rezoning request. Include both current and proposed land uses, number of parcels or lots to be created, and any other relevant information. For more significant development proposals, attach additional pages as needed.</p>	<p>Is this application being submitted to correct a violation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>

Create a single family residential lot.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	RR-2	2.43

Applications will not be accepted until the applicant has contacted the town and consulted with department staff to determine that all necessary information has been provided. Only complete applications will be accepted. All information from the checklist below must be included. Note that additional application submittal requirements apply for commercial development proposals, or as may be required by the Zoning Administrator.

<input checked="" type="checkbox"/> Scaled drawing of proposed property boundaries	<input checked="" type="checkbox"/> Legal description of zoning boundaries	<input type="checkbox"/> Information for commercial development (if applicable)	<input type="checkbox"/> Pre-application consultation with town and department staff	<input type="checkbox"/> Application fee (non-refundable), payable to the Dane County Treasurer
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I certify by my signature that all information provided with this application is true and correct to the best of my knowledge and understand that submittal of false or incorrect information may be grounds for denial. Permission is hereby granted for Department staff to access the property if necessary to collect information as part of the review of this application. Any agent signing below verifies that he/she has the consent of the owner to file the application.

Owner/Agent Signature Daniel A. Paulson

Date 6/20/22

**LEGAL DESCRIPTION
FOR
ZONING CHANGE**

Hahn Properties

Located in the NE ¼ of the NW ¼, Section 28, Town 09 North, Range 09 East, Town of Vienna, Dane County, Wisconsin, described as follows:

FP-35 to RR-2

COMMENCING at the Northwest Corner of Section 28;
thence S89°46'31"E, 1316.62 feet (recorded as N89°46'21"E, 1316.57 feet) along the north line of the NW ¼ of Section 28 to the northwest corner of the NE ¼ of the NW ¼;
thence S00°22'12"W (recorded as S00°22'28"W), 1297.10 feet along the west line of the NE ¼ of the NW ¼ of Section 28 to the **POINT OF BEGINNING**;
thence continuing S00°22'12"W (recorded as S00°22'28"W), 66.00 feet along the west line of the NE ¼ of the NW ¼ of Section 28 to the southwest corner of said NE ¼ of the NW ¼;
thence S89°54'22"E, 893.19 feet along the south line of the NE ¼ of the NW ¼ of Section 28;
thence N00°05'38"E, 200.00 feet;
thence S89°54'22"W, 350.00 feet;
thence S00°05'38"W, 134.00 feet;
thence S89°54'22"W, 542.88 feet to the **POINT OF BEGINNING**.

Containing 105,840 square feet, (2.43 acres), 103,010 acres (2.36 acres) excluding road right-of-way.

Subject to all recorded and unrecorded easements.

SEE ZONING CHANGE MAP:

This Description Prepared by:

Paulson & Associates, LLC
Daniel A. Paulson
Professional Land Surveyor

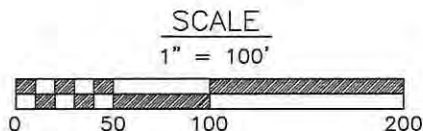
June 20, 2022

ZONING CHANGE MAP

PART OF THE THE NE 1/4 OF THE NW 1/4, SECTION 28,
T9N, R9E, TOWN OF VIENNA, DANE COUNTY, WISCONSIN



BASIS OF BEARINGS
BEARING ARE REFERENCED
TO WCCS DANE ZONE.



OWNER
HAHN LIVING TRUST
Lonnie and LuAnn Hahn
5758 Hahn Road
DeForest, WI 53532

SURVEYOR
PAULSON & ASSOCIATES, LLC
Daniel A. Paulson
136 W. Holum Street
DeForest, WI 53532

N00°05'38"E 200.00'

N89°54'22"W 350.00'

LOT 1
105,840 S.F.
2.43 AC.
103,010 S.F.
2.36 AC.
EXCLUDING
RIGHT-OF-WAY

S00°05'38"W
134.00'

SOUTH LINE OF THE NE-NW

LANDS BY OTHERS

SE-NW

POS. M 2018

LANDS BY OWNER

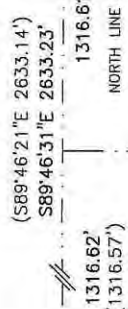
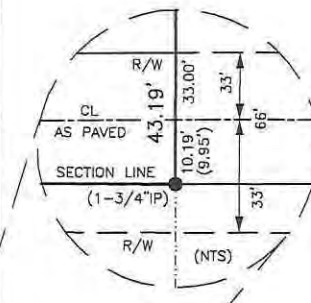
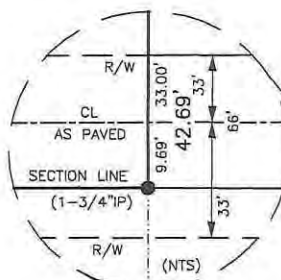
850.00'

S89°54'22"E 893.19'

N89°54'22"W 542.88'

500.19'

NORTH 1/4 CORNER
SEC 28, T.9N., R.9E.
(1-3/4" IRON PIPE)



WEST LINE OF THE NE-NW
S00°22'12"W 1263.10'
(S00°22'28"W)

SCHUMACHER ROAD

CSM NO. 13690

S00°04'01"E 66.00'

S00°22'12"W 66.00'

42.69'

43.19'

33'

66'